

**City of Harrisburg Planning Commission  
Agenda for October 8, 2024, Meeting at 6:00 P.M.  
Liberty Elementary Board Room  
200 E. Willow Street, Harrisburg, SD**

**Call to Order and Roll Call**

**Approval of Agenda**

**Approval of the Meeting Minutes**

1. Approve the minutes of the September 10, 2024, meeting.

**Old Business**

1. Review proposed revisions to Sections 3, 4, and 8 of the City of Harrisburg Zoning regulations regarding accessory uses and structures.

**Public Comment on Non-Agenda Items**

**Public Hearings**

1. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input on a request to rezone on the property legally described as Tract 1, Hitt Addition, (parcel 271.13.00.100) from R-1 Single-Family Detached Residential District to GB General Business District.
2. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input on a request to rezone the following parcels:
  - a) Rezone Lot 8, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.008) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - b) Rezone Lot 10, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.010) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - c) Rezone Lot 11, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.011) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - d) Rezone Lot 2, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.002) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - e) Rezone Lot 3, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.003) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - f) Rezone Lot 7, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.007) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - g) Rezone Lot 3, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.003) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - h) Rezone Lot 4, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - i) Rezone Lot 5, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - j) Rezone Lot 4, Block 6, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.06.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
3. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input on a request for a Conditional Use Permit to allow an off-premises digital freestanding sign (requesting 242 square feet) on the property legally described as Lot 1 in Tract 2, Country Corner Orchard Addition, (27249 SD Hwy 115, Harrisburg).

**City of Harrisburg Planning Commission**  
**Agenda for October 8, 2024, Meeting at 6:00 P.M.**  
**Liberty Elementary Board Room**  
**200 E. Willow Street, Harrisburg, SD**

**New Business**

1. Review and recommendation to the City Council a request to rezone the property legally described as Tract 1, Hitt Addition, (parcel 271.13.00.100) from R-1 Single-Family Detached Residential District to GB General Business District.
2. Review and recommendation to the City Council a request to rezone the following properties as follows:
  - a. Rezone Lot 8, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.008) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - b. Rezone Lot 10, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.010) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - c. Rezone Lot 11, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.011) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - d. Rezone Lot 2, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.002) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - e. Rezone Lot 3, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.003) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - f. Rezone Lot 7, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.007) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - g. Rezone Lot 3, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.003) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - h. Rezone Lot 4, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - i. Rezone Lot 5, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
  - j. Rezone Lot 4, Block 6, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.06.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).
3. Consider a Conditional Use Permit to allow an off-premises digital freestanding sign (requesting 242 square feet) on the property legally described as Lot 1 in Tract 2, Country Corner Orchard Addition, (27249 SD Hwy 115, Harrisburg).
4. Review and recommendation to the City Council the petitioned annexation of W196.5' of E361.5' of S221.68' & Part of Tract 1, SE14 SE1/4, Section 34-T100N-R50W (Parcel ID# 100.49.74.4042).

**Administrative Reports and Commission Input**

1. Commission input.
2. Building permit reports for September 2024.
3. Plats filed in September 2024
  - Tract 1 of Roths Addition
  - Lots 3-6, Block 1; Lots 1-5, Block 4; Lots 1-5, Block 5, Twin Creeks Addition

**Adjournment**

**City of Harrisburg Planning Commission  
Draft Meeting Minutes for September 10, 2024,  
Meeting at 6:00 P.M. Liberty Elementary Board Room  
200 E. Willow Street, Harrisburg, SD**

**Call to Order and Roll Call**

The regular meeting of the City of Harrisburg Planning Commission was called to order by Chairperson Bicknase at 6:00 p.m. on September 10, 2024. Commissioners Rob Doyen, Matthew Irish, Collin McKenzie, Jason Schipper, Jon Kraft, Jim Nielsen, and Chairperson Bruce Bicknase were present. Chad Huwe and Jen Cleveland were present on behalf of City Planning & Zoning. Public present were Mayor Derick Wenck, Alderman Chris Kindt, Bill Pearson, Brady Hyde, Ryan Olson, Tyler Helms, Mark Blow and Zach Neugebauer.

**Approval of Agenda**

Chairperson Bicknase asked if there were any changes to the meeting agenda. No revisions were presented. A motion was made by Commissioner Doyen, seconded by Commissioner Schipper, to approve the agenda. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

**Approval of the Meeting Minutes**

1. Approve the minutes of the July 15, 2024, meeting.

Chairperson Bicknase asked if there were any changes to the July 15, 2024, meeting minutes. No revisions were presented. A motion was made by Commissioner Schipper, seconded by Commissioner Doyen, to approve the meeting minutes. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

**Old Business**

No old business was discussed.

**Public Comment on Non-Agenda Items**

No public comment was received.

**Public Hearings**

1. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input on a request to rezone a portion of Lots 4 and 5 in Tract 3 of Country Corner Orchards' Addition and a portion of vacated Balamor Street lying therein, 3.2 acres total (Parcel ID# 270.78.00.K305, 270.78.00.K300, & 270.78.00.K304) from A-1 Agricultural to GB General Business.  
Chairperson Bicknase opened the public hearing at 6:02 p.m. No public comment was received.
2. A public hearing has been scheduled for 6:00 p.m. or shortly thereafter to accept public input on a request to rezone Tract 2 in Paul Alan Addition (Parcel ID#271.26.00.200) from R-1 Residential to NR Natural Response, R-2 Low Density Residential, and R-3 Multi-Family Residential.  
Chairperson Bicknase opened the public hearing at 6:02 p.m. No public comment was received.
3. A public hearing has been scheduled for 6:02 p.m. or shortly thereafter to accept public input regarding proposed revisions to Sections 3, 4, and 8 regarding accessory uses and structures of Chapter 9.02 City of Harrisburg Zoning Regulations.  
Chairperson Bicknase opened the public hearing at 6:02 p.m. Mark Blow inquired if the revisions had been made available to the public to review. Staff confirmed that they were. No additional public comment was received.

**City of Harrisburg Planning Commission**  
**Agenda for September 10, 2024, Meeting at 6:00 P.M.**  
**Liberty Elementary Board Room**  
**200 E. Willow Street, Harrisburg, SD**

4. A public hearing has been scheduled for 6:02 p.m. or shortly thereafter to accept public input regarding proposed revisions to Section 3 regarding contractor shops of Chapter 9.02 City of Harrisburg Zoning Regulations.

Chairperson Bicknase opened the public hearing at 6:04 p.m. No public comment was received. Receiving no additional comments from the public regarding the hearings, Chairperson Bicknase closed the public hearings at 6:04 p.m.

**New Business**

1. Review and recommendation to the City Council a request to rezone a portion of Lots 4 and 5 in Tract 3 of Country Corner Orchards' Addition and a portion of vacated Balamor Street lying therein, 3.2 acres total (Parcel ID# 270.78.00.K305, 270.78.00.K300, & 270.78.00.K304) from A-1 Agricultural to GB General Business. Chad Huwe presented a summary of the application submittals. Ryan Olson was present to speak and answer questions from the Planning Commission. Chad Huwe commented that due to the proposed height of the intended building to be placed on this property, additional applications would be required and brought to the Planning Commission prior to a building permit.

Commissioner Schipper made a motion, seconded by Commissioner Kraft, to recommend approval of the application to City Council. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

2. Review and recommendation to City Council a request to rezone Tract 2 in Paul Alan Addition (Parcel ID#271.26.00.200) from R-1 Residential to NR Natural Response, R-2 Low Density Residential, and R-3 Multi-Family Residential. Chad Huwe presented a summary of the application submittals. Brady Hyde was present on behalf of the applicant, Empire Companies. Chad Huwe commented that the preliminary plan for the proposed development was being reviewed and would be on the October agenda. Commissioners discussed the proposal and surrounding land uses and developments.

Commissioner Schipper made a motion, seconded by Commissioner Kraft, to recommend approval of the application to City Council. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

3. Consider a Conditional Use Permit to allow an off-premises digital freestanding sign exceeding 288' square feet (requesting 616 square feet) on the property legally described as Tract 1, Bernhards Addition, SW1/4 NW1/4, Section 35, T100N, R50W (27240 SD Hwy 115, Harrisburg).

Jen Cleveland presented the application and submittals. Ryan Olson and Zach Neugebauer were present to speak and answer numerous questions from the Planning Commission.

Commissioner Doyen made a motion, seconded by Commissioner Nielsen, to approve the Conditional Use Permit for the proposed 28' x 22' double-sided digital freestanding off-premises sign. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Kraft, Nielsen, Bicknase. Nays: Schipper. Motion carried 6-1.

4. Review and recommendation to the City Council the petitioned annexation of Tract 2 & 3 of Cinkle & Roger's Subdivision, N1/2 NE1/4, Section 34-T100N-R50W (Parcel ID# 100.49.74.A300).

Chad Huwe presented the voluntary petition of annexation received for the subject property. The Planning Commission discussed availability of sewer and water for the property, as well as future



**City of Harrisburg Planning Commission**  
**Agenda for September 10, 2024, Meeting at 6:00 P.M.**  
**Liberty Elementary Board Room**  
**200 E. Willow Street, Harrisburg, SD**

land use for the area.

A motion was made by Commissioner Schipper, seconded by Commissioner Nielsen, to recommend approval of the annexation request to City Council. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

5. Review and recommendation to the City Council proposed revisions to Sections 3, 4, and 8 of the City of Harrisburg Zoning regulations regarding accessory uses and structures.

Chad Huwe and Jen Cleveland presented the draft and engaged the Planning Commission in extensive discussion regarding proposed revisions to the Zoning Regulations regarding accessory uses, structures, and buildings. Mark Blow, citizen, and Bill Pearson, City of Harrisburg employee, offered questions and comments regarding accessory buildings.

After lengthy discussion, Commissioner Schipper motioned, seconded by Commission Doyen, to table the amendment until the October Planning Commission meeting. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

6. Review and recommendation to the City Council proposed revisions to Sections 3 of the City of Harrisburg Zoning Regulations regarding contractor shops.

Chad Huwe and Jen Cleveland presented the draft and engaged the Planning Commission in discussion regarding proposed revisions to the Zoning Regulations regarding contractor shops. Jen Cleveland stated the focus of the revision was to change contractor shops from a permissive use in the I-1 Light Industrial zoning district and H-1 Heavy Industrial zoning district to a conditional use in those districts.

Commissioner Doyen motioned, seconded by Commission Irish, to recommend approval of the zoning amendment to the City Council. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

### **Administrative Reports and Commission Input**

1. Commission input.

Mayor Wenck announced the resignation of former City Administrator, Andrew Pietrus. He commented he would be filling that role until a new City Administrator was hired.

2. Building permit reports for July and August 2024.

Jen Cleveland presented the issued permit reports for July and August. Chad Huwe commented briefly on the number of homes permitted thus far this year in comparison to 2023 and 2022.

3. Plats filed in July:

- None

4. Plats filed in August

- Lots 1-4 in Block 1, Lots 1-6 in Block 4, and Lots 1-6 in Block 5 of Greyhawk Estates Addition
- Lot 1, Block 11 of Creekside Addition
- Lot H3 in Lot 1, Block 10 of Creekside Addition

**City of Harrisburg Planning Commission  
Agenda for September 10, 2024, Meeting at 6:00 P.M.  
Liberty Elementary Board Room  
200 E. Willow Street, Harrisburg, SD**

**Adjournment**

A motion to adjourn was made at 7:52 p.m. by Commissioner Schipper, seconded by Commissioner Kraft. A voice vote was taken. Yeas: Doyen, Irish, McKenzie, Schipper, Kraft, Nielsen, Bicknase. Nays: None. Motion carried 7-0.

DRAFT

1<sup>st</sup> Reading:  
2<sup>nd</sup> Reading:  
Date Adopted:  
Date Published:  
Date Effective:

ORDINANCE 2024 - XX

BE IT ORDAINED by the City Council of the City of Harrisburg as follows:

**ARTICLE I – PURPOSE AND JURISDICTION**

SECTION 1 – PURPOSE.

Ordinance 2024 - XX is an ordinance to amend the Zoning Regulations of the City of Harrisburg. The Harrisburg City Council has deemed these regulations and controls to be reasonable and related to the purpose of promoting the health, safety, and general welfare of the City of Harrisburg.

SECTION 2 – JURISDICTION.

This Ordinance shall govern all territory within the statutory jurisdiction of the City of Harrisburg, South Dakota.

SECTION 3 – SEVERABILITY AND SEPARABILITY.

Should any Article, Section, Subsection, or Provision of this Ordinance be found to be or declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the Ordinance as a whole or any part thereof, other than the portion so declared to be invalid or unconstitutional.

**ARTICLE II – AMENDMENTS TO CHAPTER 9.02: ZONING REGULATIONS**

A. That Section 3.1.1 be amended to remove:

<u>Use</u>	<u>Use-Specific Standards</u>
Accessory Structures	See Section 4.01

B. That Section 3.1.2 be amended to add to Conditional Uses:

<u>Use</u>	<u>Use-Specific Standards</u>
Accessory Use and Structures	See Section 4.1

C. That Section 3.2.1 be amended to remove:

<u>Use</u> Accessory Structures	<u>Use-Specific Standards</u> See Section 4.01
------------------------------------	---

D. That Section 3.2.2 be amended to add to Conditional Uses:

<u>Use</u> Accessory Use and Structures	<u>Use-Specific Standards</u> See Section 4.1
--	--

E. That Section 3.3.1 be amended to remove:

<u>Use</u> Accessory Structures	<u>Use-Specific Standards</u> See Section 4.01 applies but one accessory building of up to 1,500 square feet is allowed.
------------------------------------	---

F. That Section 3.3.2 be amended to add to Conditional Uses:

<u>Use</u> Accessory Use and Structures	<u>Use-Specific Standards</u> See Section 4.1
--	--

G. That Section 3.4.1 be amended to read:

<u>Use</u> Accessory Use and Structures	<u>Use-Specific Standards</u> See Section 4.1
--	--

H. That Section 3.5.1 be amended to read:

<u>Use</u> Accessory Use and Structures	<u>Use-Specific Standards</u> See Section 4.1
--	--

I. That Section 3.6.1 be amended to read:

<u>Use</u> Accessory Use and Structures	<u>Use-Specific Standards</u> See Section 4.1
--	--

J. That Section 3.7.1 be amended to read:

<u>Use</u> Accessory Use and Structures	<u>Use-Specific Standards</u> See Section 4.1
--	--

K. That Section 3.8.1 be amended to read:

<u>Use</u> Accessory Use and Structures	<u>Use-Specific Standards</u> See Section 4.1
--	--

L. That Section 3.9.1 be amended to read:

<u>Use</u>	<u>Use-Specific Standards</u>
Accessory Use and Structures	See Section 4.1

M. That Section 3.10.1 be amended to read:

<u>Use</u>	<u>Use-Specific Standards</u>
Accessory Use and Structures	See Section 4.1

N. That Section 3.11.1 be amended to read:

<u>Use</u>	<u>Use-Specific Standards</u>
Accessory Use and Structures	See Section 4.1

O. That Section 8 be amended as follows to remove following definitions: ~~ACCESSORY~~

~~STRUCTURE OR USE – An accessory structure or use is one which:~~

- ~~1. Is customary and clearly incidental to the principal use.~~
- ~~2. Serves exclusively the principal use.~~
- ~~3. Is subordinate in area, extent or purpose to the principal use served.~~
- ~~4. Contributes to the comfort, convenience, or necessity of occupants of the principal use served; and~~
- ~~5. Is located on the same lot as the principal use served, with the single exception of such accessory off-street parking facilities as are permitted to locate elsewhere than on the same lot as the building or use served.~~

~~GARAGE, PRIVATE – An accessory building designed or used for the storage for the storage of not more than four motor vehicles used by the occupants of the building to which it is accessory.~~

P. That Section 8 be amended as follows to add the following definitions:

**Accessory Structure** - a secondary or subordinate building, the use of which is incidental to that of a principal structure located on the same zone parcel.

**Accessory Use** - A use subordinate to and serving the principal use on the same parcel, which is compatible with and customarily incidental to the principal use.

**Garage, Private Residential** - A residential accessory building designed or used for the storage of motor vehicles owned and used by the occupants of the building to which it is accessory.

**Yard, Second Front**- The non-addressed front yard of a double frontage lot.

Q. That Section 4.1 be amended to read as follows:

**4.1 Accessory Use and Structures.** Accessory uses and structures shall conform to the following standards:

A. In all zoning districts:

- a) Accessory structures shall not be erected upon a lot until the construction of the principal building has commenced or an active principal land use exists on the lot. No accessory buildings or structures may be used unless an active principal land use exists on the lot.
- b) No accessory buildings or structures may be placed within a utility or drainage easement except equipment pertaining to said easement. Any existing accessory building or structure placed within an easement may be removed by the City, or the City's representative, at the property owner's expense.
- c) Fences shall conform to Section 4.4 and shall not be considered an accessory structure for the purposes of this Ordinance.

B. Accessory Buildings in all zoning districts:

- a) Accessory buildings shall be five feet, or more, from the rear and side property lines.
- b) Accessory buildings shall not be used as dwellings or accessory dwelling units.
- c) Any accessory building accessed directly from an alley shall not be closer than twenty feet to the property line abutting the alley.
- d) No accessory building shall be erected or located within any front yard.
  1. Exception: An accessory building may be erected or located within the second front yard on a double frontage lot, provided it is not in front of a residence or within the required front yard setback.
- e) Accessory buildings shall be secured to a concrete or asphalt slab or secured to the ground with concrete or auger anchors in a manner to make the structure immobile.
- f) A maximum of two accessory buildings shall be allowed unless a conditional use permit for additional structures has been granted.

C. For NR, A-1, or A-2 Districts: A Conditional Use Permit shall be required for accessory buildings. They are not required to be subordinate to the principal building in size or height.

D. For R-1, R-2, R-3, or R-4 Residential Districts: Accessory buildings shall be subordinate to the principal building regarding size and height.

- a) Accessory structures shall not exceed 30 percent of the rear yard or have sidewalls greater than ten feet in height.
  - b) The roofing and siding materials of accessory buildings larger than 150 square feet shall be like the principal structure it is associated with.
  - c) Children's playhouses: Children's playhouses and similar structures shall not be counted as an accessory building if they meet the following criteria:
    - 1. The structure does not exceed one story.
    - 2. The structure does not exceed ninety square feet in gross floor area.
  - d) Chicken coops shall not be counted as an accessory building and shall be reviewed for compliance with Section 5.12 as a part of the application to keep chickens. Building permit(s) are not required for chicken coops.
- E. For CB and GB Commercial Districts: Accessory buildings shall be subordinate to the principal building regarding size and height.
- a) The roofing and siding materials of accessory buildings larger than 784 square feet shall be like the principal structure it is associated with.
- F. For LI and HI Industrial Districts: Accessory buildings are not required to be subordinate to the principal building regarding size and height.
- a) The roofing and siding materials of accessory buildings larger than 1024 square feet shall be like the principal structure it is associated with.

BE IT FURTHER ORDAINED by the City Council of the City of Harrisburg that this Ordinance shall become effective in accordance with law.

Date Adopted:

---

Derick Wenck, Mayor

Attest:

---

Deb Harris, Finance Officer

City of Harrisburg  
301 E Willow St  
Harrisburg, SD 57032  
(605) 767-5010



# APPLICATION FOR PRELIMINARY PLAN APPROVAL

This approval is issued under municipal ordinance 2017-03 of the City of Harrisburg to subdivide land within the City's jurisdiction. Approval expires in 4 years of issuance per Subdivision Regulation 4.2.1. Provide all information requested throughout the form. Strikeout items that are not applicable. Deliver completed form to City Hall.

### Owner Information

Name: Birdie View LLC Phone: 605.595.5476  
Address: 4615 South Techlink Circle  
City: Sioux Falls State: SD Zip: 57106  
Email: build@empirecompanies.com

### Engineer

Name: Aaron Norman, PE/LS SD License No: 8755  
Total Area Subdivided: 114 acres

Parent Parcel Legal Description:

Tract 2 of Paul Alan Addition to the City of Harrisburg, Lincoln  
County, SD

Subdivision Name: Birdie View Addition

### Applicant

Name: Aaron Norman, PE/LS  
Title: Engineer

I hereby acknowledge that the information I have provided is correct, that I am authorized to submit this Preliminary Plan Application and that the plan conforms to the City of Harrisburg's Subdivision Regulations.

Applicant Signature

10.03.2024

Date

For City Use Only

### Accompaniments

- Non Refundable Application Fee (Required)
- PE Certified Preliminary Subdivision Plan (Required)
- Other: \_\_\_\_\_

### Reviews Satisfied

- Authorized Official (Required)
- City Engineer (Required)
- City Planning & Zoning Commission (Required)
- City Council (Required)

### Associated Fees

Application Fee (\$300)	\$	300.00
	\$	
	\$	
<b>Total Fees</b>	<b>\$</b>	<b>300.00</b>

### Department Use

Application No: \_\_\_\_\_ Date: \_\_\_\_\_

Issued by: \_\_\_\_\_





301 E WILLOW STREET • PO BOX 26 • HARRISBURG SD • 57032  
PHONE: 605-743-5872 • FAX: 605-743-2831

## Agenda Item Staff Report

Date: October 8, 2024  
To: Planning Commission  
From: Planning/Building Services

---

**Agenda Item:**

**Consider a zoning amendment for Tract 1 of Hitt Addition (Parcel ID 271.13.00.100) from Residential - Single-Family Detached (R-1) to General Business (GB).**

---

**Information:**

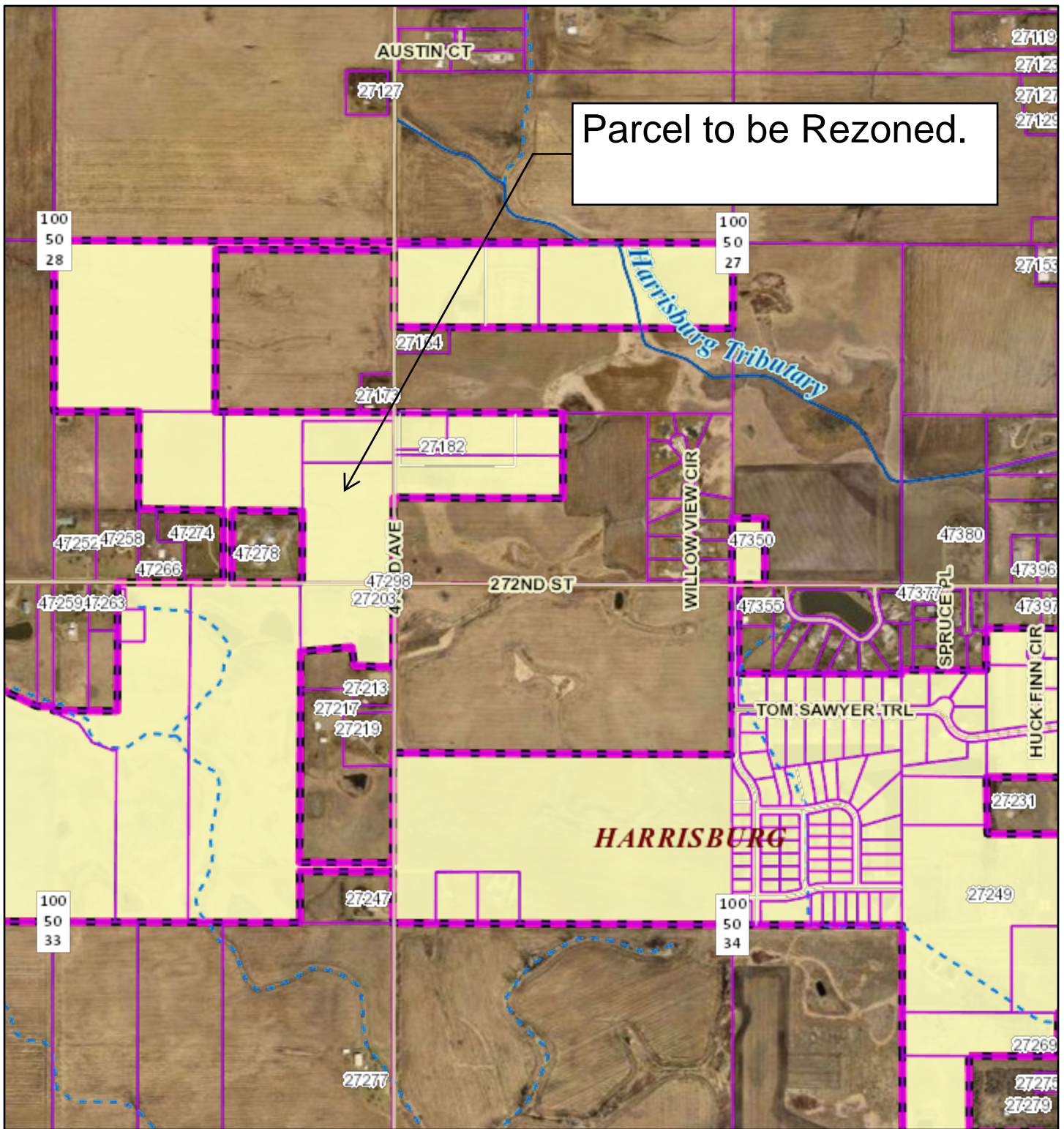
- This 15.3-acre parcel is in the northwest corner of the 272<sup>nd</sup> Street and 473<sup>rd</sup> Avenue intersection.
- The applicant is Brian Hitt.
- This land was annexed in 2021 and zoned single-family detached residential.
- The applicant plans to develop an attractive general business district that enhances the neighborhood and aligns with the mission of the City of Harrisburg.

**Attachments:**

Zoning Amendment Application and map.

**Staff Recommendation:**

# Lincoln County Property Map

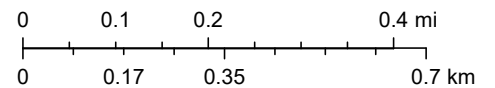


Parcel to be Rezoned.

10/4/2024, 11:40:34 AM

1:18,056

- Town Border
- Watercourse
- Perennial
- Intermittent
- Plat
- Parcel
- Town
- Railroad



Maxar



### Zoning Amendment Application

Application Date: August 26, 2024

Legal Description: Tract 1 of Hitt Addition (Parcel: 271.13.00.100)

Property size (acres): 15.3

Current Zoning District: R-1

Proposed Zoning District: General Business

Purpose/Reason for zoning change request: to develop an attractive general business district that enhances the neighborhood and aligns with the mission of the City of Harrisburg

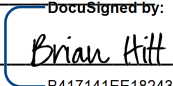
**Planning and Zoning**  
301 E. Willow Street  
Harrisburg, SD 57032  
[buildingservices@harrisburgsd.gov](mailto:buildingservices@harrisburgsd.gov)

Applicant Name: Brian Hitt

Mailing Address: 22900 Imperial Avenue North

City/State/Zip: Forest Lake, MN 55025

Phone: 612-231-0953 Email: sledpuller88@gmail.com

Applicant Signature  Date 9/3/2024 | 7:02 AM PDT  
B417141EE182430...

Property Owner: Northwoods Realty Group, LLC (Brian Hitt)

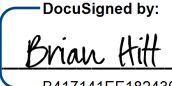
Mailing Address: 22900 Imperial Avenue North

City/State/Zip: Forest Lake, MN 55025

Phone: 612-231-0953 Email: sledpuller88@gmail.com

*I/we hereby petition to change the zoning classification of the property.*

Legal Description: Tract 1 of Hitt Addition (Parcel: 271.13.00.100)

Property Owner Signature  Date 9/3/2024 | 7:02 AM PDT  
B417141EE182430...

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,  
301 E. Willow Street, Harrisburg, SD 57032

City of Harrisburg  
Notice of Public Hearing  
Planning Commission

Notice is given that the Planning Commission of the City of Harrisburg will hold a public hearing on October 8, 2024, at 6:00 p.m. or shortly thereafter at the Liberty School Board Room, 200 E Willow Street, Harrisburg, SD. The hearing is to receive public input on a request for a zoning amendment as follows:

Rezone Tract 1, Hitt Addition to the City of Harrisburg (parcel 271.13.00.100) from Residential – Single-Family Detached (R-1) to General Business (GB).

The Planning Commission invites all interested people to attend and offer their comments. Those unable to attend may submit comments in writing, prior to the hearing, to: Harrisburg City Planning & Zoning Administrator, PO Box 26, Harrisburg, SD 57032. In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this hearing, please contact the City Planning & Zoning Administrator at (605) 767-5010. Anyone who is deaf, hard-of-hearing, or speech-disabled may use Relay South Dakota at (800) 877-1113 (TTY/Voice). Notification 48 hours prior to the hearing will enable the city to make reasonable arrangements to ensure accessibility to this hearing.

Chad Huwe  
City Planning & Zoning Administrator  
City of Harrisburg

Publish September 26, 2024

Published once at the approximate cost of \$ \_\_\_\_\_.



301 E WILLOW STREET • PO BOX 26 • HARRISBURG SD • 57032  
PHONE: 605-743-5872

## Agenda Item Staff Report

Date: October 8, 2024  
To: Planning Commission  
From: Planning/Building Services

---

**Agenda Item:**

**Review and Consider a Conditional Use Permit application for an off-premises freestanding digital sign to be located at 27249 SD Highway 115 (Parcel: 270.78.00.K201).**

---

**Information:**

- Applicant is Cyclops Media.
- Proposed digital sign is 11' x 22', with an overall height of 30'.
- Proposed site is currently zoned A-1 Agricultural. Our current sign regulations allow an off-premises freestanding sign, meeting specific dimension and location standards all met by this proposal, within the GB General Business, LI Light Industrial, and HI Heavy Industrial zoning districts.
- Site History: A Conditional Use Permit application was submitted for an identical sign by Book Your Billboard and approved by the Planning Commission on April 12, 2022. The existing static billboard was never removed and therefore the proposed project never took place. This Conditional Use Permit became invalid April 2024 per South Dakota Codified Law 11-4-29.1 as construction did not begin within two years of Planning Commission action.

**Attachments:**

Application, Site Plan, Sign Rendering

**Staff Recommendation:**

- Staff finds the request consist to the request previously reviewed and approved by the Planning Commission in 2022.
- Staff recommends the following condition(s) for approval:
  - The existing static billboard on parcel: 270.78.00.K201 shall be removed prior to beginning construction.



**City of Harrisburg  
Planning Services**  
301 E. Willow St. Harrisburg, SD 57032  
Phone: 605-743-5872

# CONDITIONAL USE PERMIT APPLICATION

Application Date: \_\_\_\_\_  
Applicant Name: Cyclops Media  
Mailing Address: 300 N. Main  
City/State/Zip: Sioux Falls, SD 57104  
Phone: 605-977-0106 Email: \_\_\_\_\_  
Property Owner Name: (if different) Joe Bernhard  
Mailing Address: 27240 SD Hwy 115  
City/State/Zip: Harrisburg SD 57032

Property Address or Legal description of the property: 27249 SD Hwy 15  
Country Corner Orchards Add Lot 1 Tract 2  
Current zoning of the property: A-1 AG  
Type of use requested: Replace Existing Static billboard With New  
digital 11x22 board. New board will be set back left to be  
compliant with regulations and out of the Right of Way.

This Application form must be accompanied by:

- A non-refundable application fee of \$300.00
- Detailed site plan -Already sent
- Any other pertinent or requested information regarding the request -already sent

I/we hereby certify that the information I have provided is accurate and correct.

[Signature]  
Applicant's signature  
Joe Bernhard  
Property Owner's signature

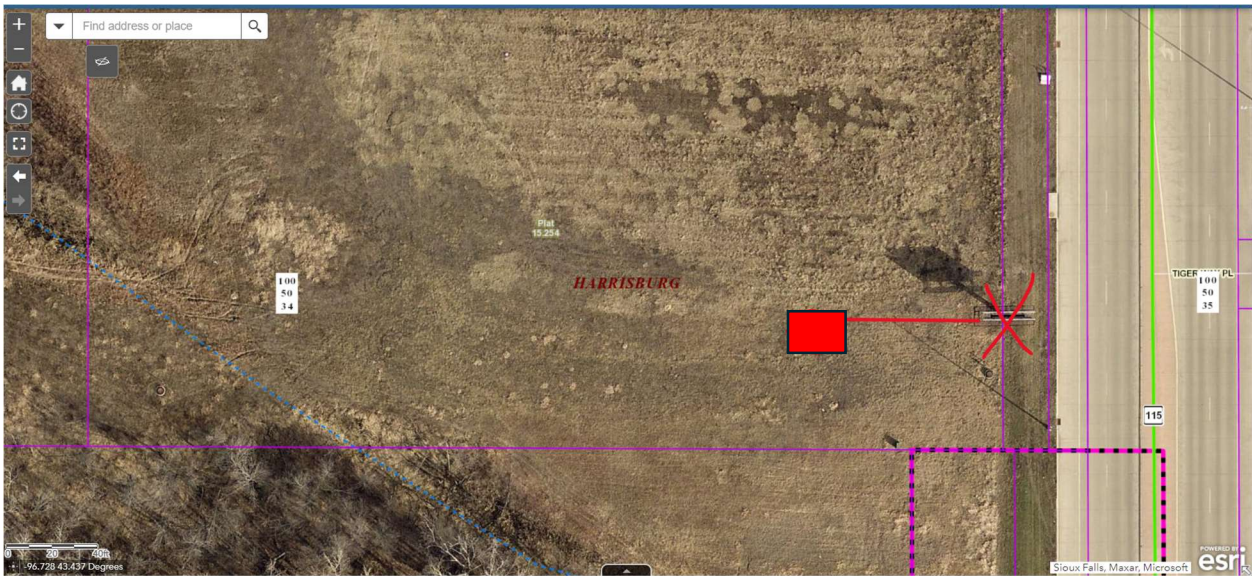
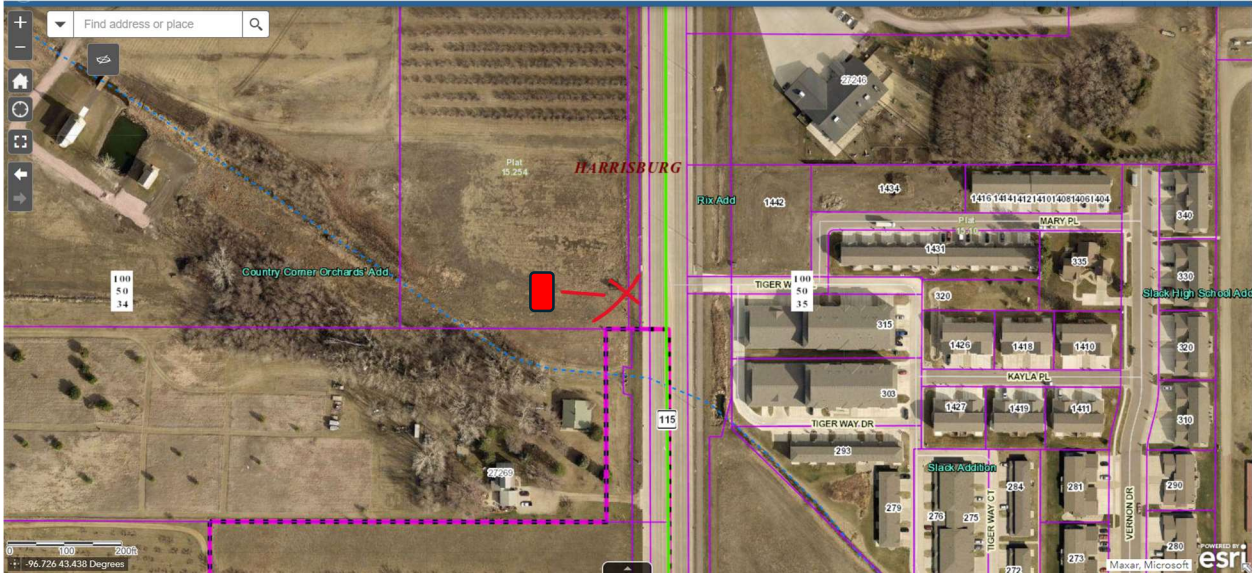
9/9/2024  
Date  
9/11/2024 | 2:00 PM PDT  
Date

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall or via email to [buildingservices@harrisburgsd.gov](mailto:buildingservices@harrisburgsd.gov)

### FOR CITY USE ONLY

Date received: \_\_\_\_\_ Permit # \_\_\_\_\_ Hearing Date: \_\_\_\_\_  
Date sign posted: \_\_\_\_\_ Date of publication: \_\_\_\_\_





27249 SD HWY115 – Country Corner Orchards Add, Lot 1, Tract 2

The current double side static billboard will be removed

The new double side digital billboard will be placed 60ft in from the easement



300 N Main Avenue | Sioux Falls SD 57104

22' - 0"



11' - 0"

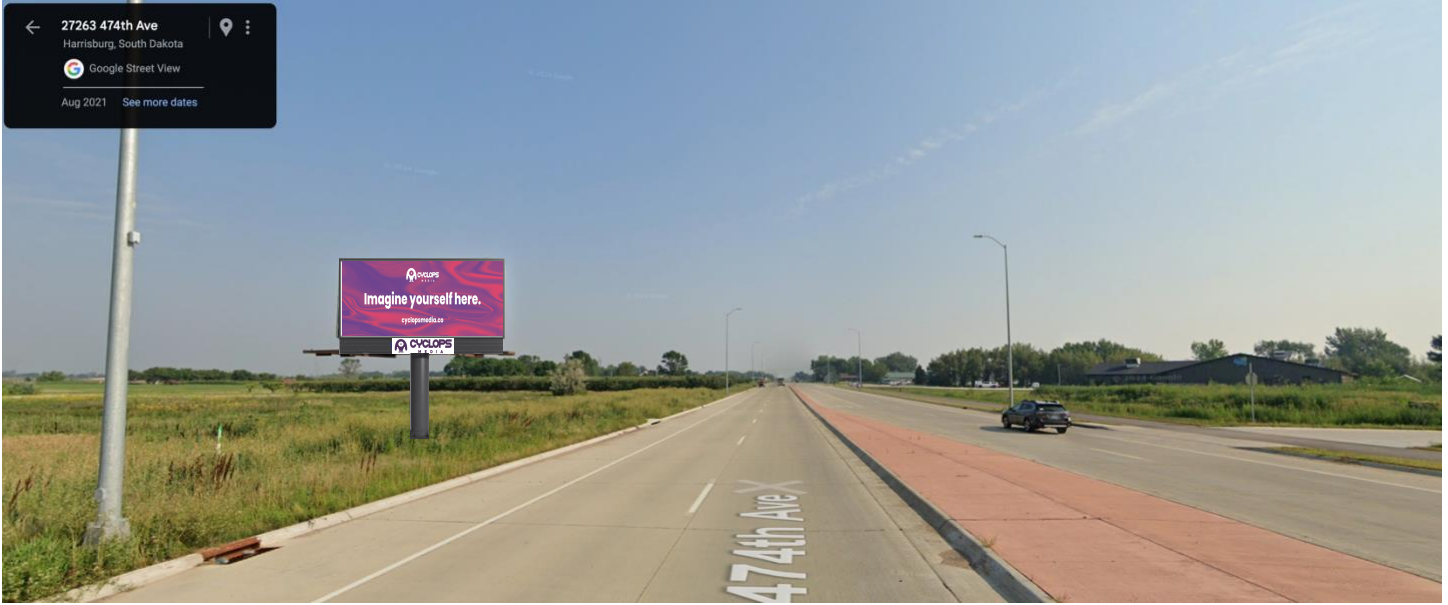
30' - 0"

- Double Faced Freestanding
- Full Color Digital Display
- Center Mount
- 242' Square Sign Display





300 N Main Avenue | Sioux Falls SD 57104





301 E WILLOW STREET • PO BOX 26 • HARRISBURG SD • 57032  
PHONE: 605-743-5872 • FAX: 605-743-2831

## Agenda Item Staff Report

Date: October 8, 2024  
To: Planning Commission  
From: Planning and Zoning

---

**Agenda Item:**

**Consider a request to rezone 10 lots in the Sunny Haven Addition Residential – Low Density (R-2) to Residential – Single Family Detached (R-1).**

---

**Information:**

- These lots were originally zoned R-2.
- The City's annual street maintenance and stormwater drainage fees are calculated based on zoning.
- Rezoning these lots will reduce the property owners' annual fees.

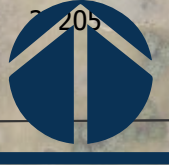
**Attachments:**

Letter  
Applications  
Public Hearing Notice

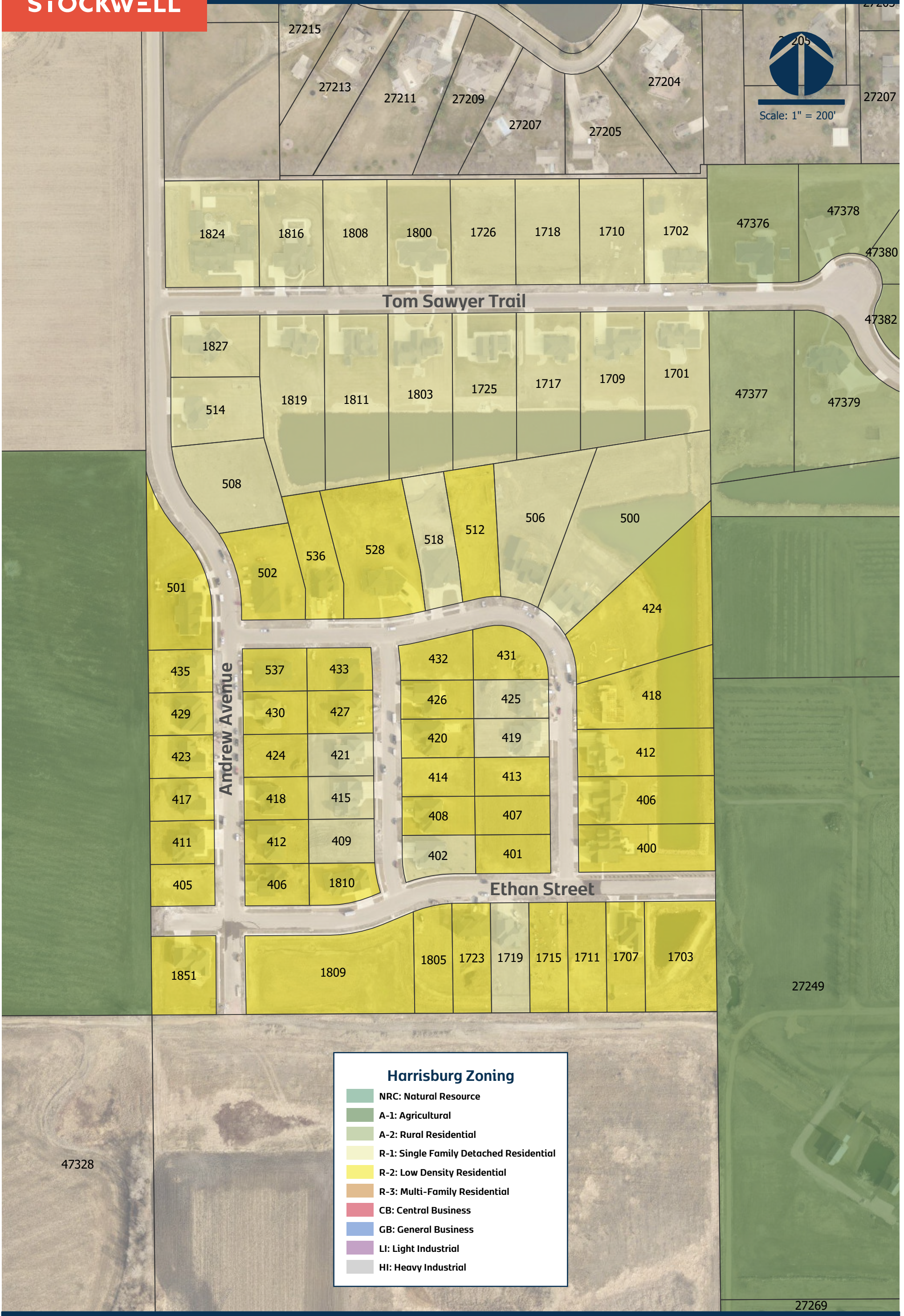
**Staff Recommendation:**

Approve and recommend approval to the city council.





Scale: 1" = 200'



# Existing Zoning

SUNNY HAVEN ESTATES ADDITION, HARRISBURG, SD



DATE: 10/04/2024 SEI# 04\_24XXX







### Zoning Amendment Application

Application Date: August 2, 2024

Legal Description: Lot 8, Block 2, Sunny Haven Estates

Property size (acres): 0.67

Current Zoning District: R-2 Residential: Low Density

Proposed Zoning District: R-1 Residential: Single-Family Detached

Purpose/Reason for zoning change request: Reduce annual fees.

**Planning and Zoning**  
301 E. Willow Street  
Harrisburg, SD 57032  
[buildingservices@harrisburgsd.gov](mailto:buildingservices@harrisburgsd.gov)

Applicant Name: Marcy O'Banion

Mailing Address: 518 Brody Court

City/State/Zip: Harrisburg, SD 57032

Phone: 605.940.2198 Email: marcyh31@gmail.com

Applicant Signature Marcy O'Banion Date 8/7/24

Property Owner: Marcy O'Banion

Mailing Address: 518 Brody Court

City/State/Zip: Harrisburg, SD 57032

Phone: 605.940.2198 Email: marcyh31@gmail.com

*I/we hereby petition to change the zoning classification of the property.*

Legal Description: Lot 8, Block 2, Sunny Haven Estates

Property Owner Signature Marcy O'Banion Date 8/7/24

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,  
301 E. Willow Street, Harrisburg, SD 57032



### Zoning Amendment Application

Application Date: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Property size (acres): \_\_\_\_\_

Current Zoning District: \_\_\_\_\_

Proposed Zoning District: \_\_\_\_\_

Purpose/Reason for zoning change request: \_\_\_\_\_

\_\_\_\_\_

**Planning and Zoning**  
301 E. Willow Street  
Harrisburg, SD 57032  
[buildingservices@harrisburgsd.gov](mailto:buildingservices@harrisburgsd.gov)

Applicant Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Property Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

*I/we hereby petition to change the zoning classification of the property.*

Legal Description: \_\_\_\_\_

Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,  
301 E. Willow Street, Harrisburg, SD 57032



### Zoning Amendment Application

Application Date: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Property size (acres): \_\_\_\_\_

Current Zoning District: \_\_\_\_\_

Proposed Zoning District: \_\_\_\_\_

Purpose/Reason for zoning change request: \_\_\_\_\_

\_\_\_\_\_

**Planning and Zoning**  
301 E. Willow Street  
Harrisburg, SD 57032  
[buildingservices@harrisburgsd.gov](mailto:buildingservices@harrisburgsd.gov)

Applicant Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Property Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

*I/we hereby petition to change the zoning classification of the property.*

Legal Description: \_\_\_\_\_

Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,  
301 E. Willow Street, Harrisburg, SD 57032



### Zoning Amendment Application

Application Date: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Property size (acres): \_\_\_\_\_

Current Zoning District: \_\_\_\_\_

Proposed Zoning District: \_\_\_\_\_

Purpose/Reason for zoning change request: \_\_\_\_\_

\_\_\_\_\_

**Planning and Zoning**  
301 E. Willow Street  
Harrisburg, SD 57032  
[buildingservices@harrisburgsd.gov](mailto:buildingservices@harrisburgsd.gov)

Applicant Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Property Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

*I/we hereby petition to change the zoning classification of the property.*

Legal Description: \_\_\_\_\_

Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,  
301 E. Willow Street, Harrisburg, SD 57032



## Zoning Amendment Application

Application Date: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Property size (acres): \_\_\_\_\_

Current Zoning District: \_\_\_\_\_

Proposed Zoning District: \_\_\_\_\_

Purpose/Reason for zoning change request: \_\_\_\_\_

\_\_\_\_\_

**Planning and Zoning**  
301 E. Willow Street  
Harrisburg, SD 57032  
[buildingservices@harrisburgsd.gov](mailto:buildingservices@harrisburgsd.gov)

Applicant Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Property Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

*I/we hereby petition to change the zoning classification of the property.*

Legal Description: \_\_\_\_\_

Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,  
301 E. Willow Street, Harrisburg, SD 57032





**Zoning Amendment Application**

Application Date: August 7, 2024

Legal Description: Lot 7, Block 3, Sunny Haven Estates

Property size (acres): 0.37

Current Zoning District: R-2 Residential: Low Density

Proposed Zoning District: R-1 Residential: Single-Family Detached

Purpose/Reason for zoning change request: Reduce annual fees.

**Planning and Zoning**  
301 E. Willow Street  
Harrisburg, SD 57032  
[buildingservices@harrisburgsd.gov](mailto:buildingservices@harrisburgsd.gov)

Applicant Name: Dan Mohr

Mailing Address: 402 Dale Avenue

City/State/Zip: Harrisburg, SD 57032

Phone: (605) 228-5476 Email: mohrquilting@gmail.com

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Property Owner: Dan Mohr

Mailing Address: 402 Dale Avenue

City/State/Zip: Harrisburg, SD 57032

Phone: (605) 228-5476 Email: mohrquilting@gmail.com

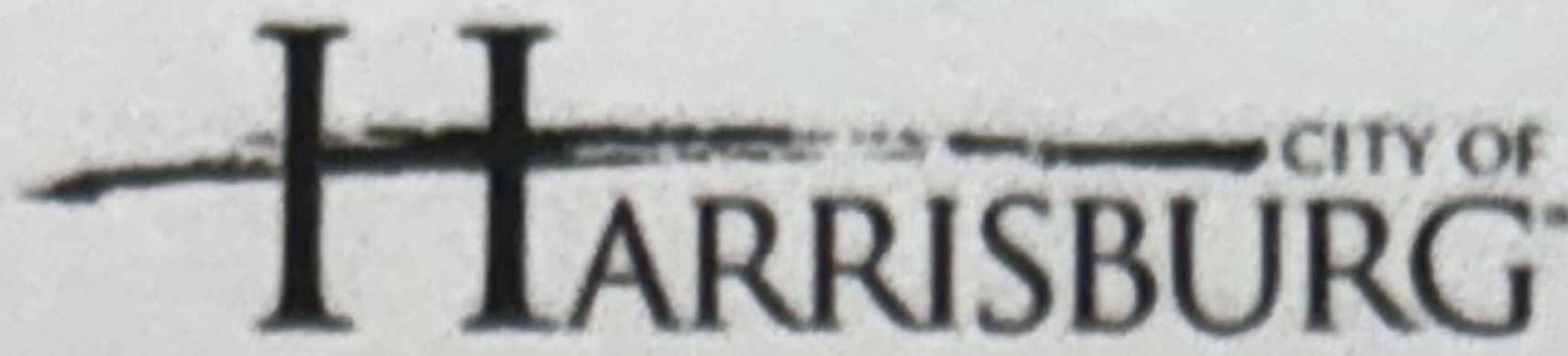
*I/we hereby petition to change the zoning classification of the property.*

Legal Description: Lot 7, Block 3, Sunny Haven Estates

Property Owner Signature *Daniel P. Mohr* Date *8-9-2024*

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,  
301 E. Willow Street, Harrisburg, SD 57032





**Zoning Amendment Application**

Application Date: September 13, 2024

Legal Description: Lot 3, Block 4, Sunny Haven Estates

Property size (acres): 0.35

Current Zoning District: R-2 Residential: Low Density

Proposed Zoning District: R-1 Residential: Single-Family Detached

Purpose/Reason for zoning change request: Reduce annual fees.

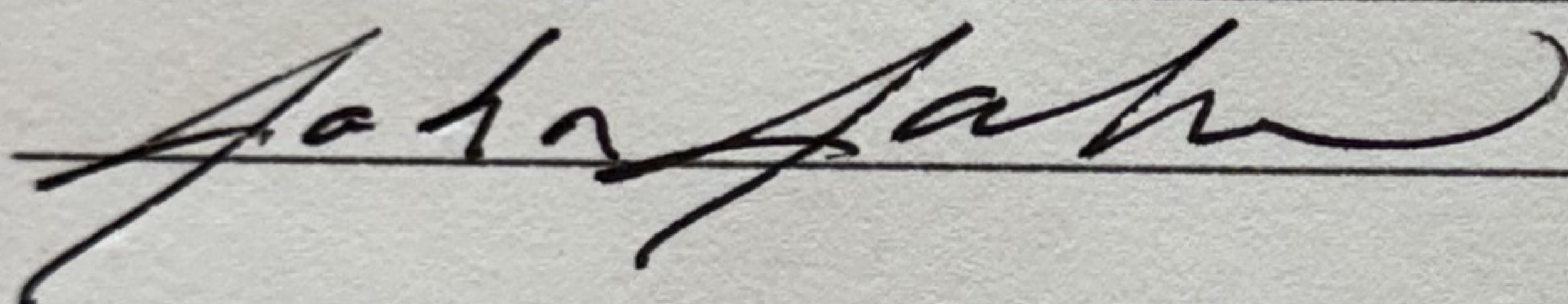
**Planning and Zoning**  
301 E. Willow Street  
Harrisburg, SD 57032  
[buildingservices@harrisburgsd.gov](mailto:buildingservices@harrisburgsd.gov)

Applicant Name: John Jackson

Mailing Address: 421 Dale Avenue

City/State/Zip: Harrisburg, SD 57032

Phone: (605) 310-0502 Email: johnjackson1069@gmail.com

Applicant Signature  Date 9-18-24

Property Owner: John Jackson

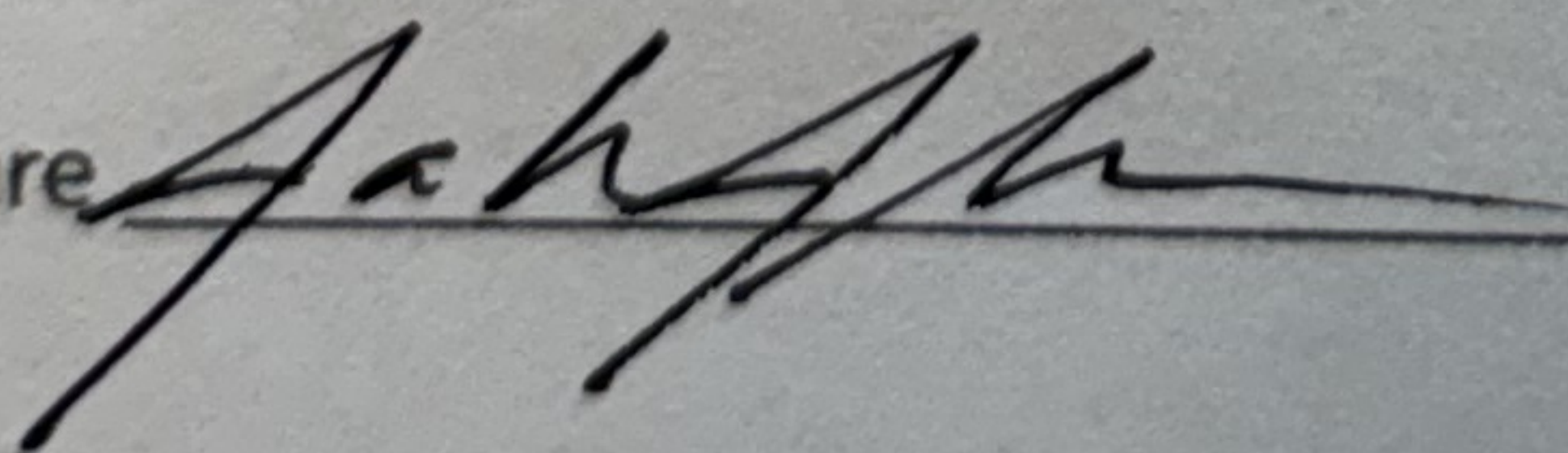
Mailing Address: 421 Dale Avenue

City/State/Zip: Harrisburg, SD 57032

Phone: (605) 310-0502 Email: johnjackson1069@gmail.com

*I/we hereby petition to change the zoning classification of the property.*

Legal Description: Lot 3, Block 4, Sunny Haven Estates

Property Owner Signature  Date 9-18-24

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,  
301 E. Willow Street, Harrisburg, SD 57032





**Zoning Amendment Application**

Application Date: August 1, 2024

Legal Description: Lot 4, Block 4, Sunny Haven Estates

Property size (acres): 0.35

Current Zoning District: R-2 Residential: Low Density

Proposed Zoning District: R-1 Residential: Single-Family Detached

Purpose/Reason for zoning change request: Reduce annual fees.

**Planning and Zoning**  
301 E. Willow Street  
Harrisburg, SD 57032  
[buildingservices@harrisburgsd.gov](mailto:buildingservices@harrisburgsd.gov)


Applicant Name: Wes Heckel

Mailing Address: 415 Dale Avenue

City/State/Zip: Harrisburg, SD 57032

Phone: (605) 630-1684

Email: Drwes@outlook.com

Applicant Signature 

Date 9/19/24

Property Owner: Wes Heckel

Mailing Address: 415 Dale Avenue

City/State/Zip: Harrisburg, SD 57032

Phone: (605) 630-1684

Email: Drwes@outlook.com

*I/we hereby petition to change the zoning classification of the property.*

Legal Description: Lot 4, Block 4, Sunny Haven Estates

Property Owner Signature 

Date 9/19/24

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,  
301 E. Willow Street, Harrisburg, SD 57032



**Zoning Amendment Application**

**RECEIVED**  
9/18/24

Application Date: 09/18/2024

Legal Description: Lot 5 in Block 4 of Sunny Haven Estates (Parcel #271.14.04.005),  
an Addition to the City of Harrisburg, Lincoln County, South Dakota

Property size (acres): 0.36

Current Zoning District: R-2

Proposed Zoning District: R-1

**Planning and Zoning**  
301 E. Willow Street  
Harrisburg, SD 57032  
[buildingservices@harrisburgsd.gov](mailto:buildingservices@harrisburgsd.gov)

Purpose/Reason for zoning change request: Single Family residence to be built on property;  
Zone R-1 is more applicable

Applicant Name: Andrew & Taylor Wubben

Mailing Address: 447 Blue Ox Cir

City/State/Zip: Harrisburg, SD 57032

Phone: 941-713-0030 Email: wubbs1031@gmail.com

Applicant Signature  Date 09/18/2024  
T. Wubben

Property Owner: Andrew & Taylor Wubben

Mailing Address: 447 Blue Ox Cir

City/State/Zip: Harrisburg, SD 57032

Phone: 941-713-0030 Email: wubbs1031@gmail.com

*I/we hereby petition to change the zoning classification of the property.*

Legal Description: Lot 5 in Block 4 of Sunny Haven Estates (Parcel #271.14.04.005),  
an Addition to the City of Harrisburg, Lincoln County, South Dakota

Property Owner Signature  Date 09/18/2024  
T. Wubben

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,  
301 E. Willow Street, Harrisburg, SD 57032



**Zoning Amendment Application**

Application Date: August 2, 2024  
Legal Description: Lot 4, Block 6, Sunny Haven Estates  
Property size (acres): 0.53  
Current Zoning District: R-2 Residential: Low Density  
Proposed Zoning District: R-1 Residential: Single-Family Detached  
Purpose/Reason for zoning change request: Reduce annual fees.

**Planning and Zoning**  
301 E. Willow Street  
Harrisburg, SD 57032  
[buildingservices@harrisburgsd.gov](mailto:buildingservices@harrisburgsd.gov)

Applicant Name: Darrin Zomer  
Mailing Address: 1719 Ethan Street  
City/State/Zip: Harrisburg, SD 57032  
Phone: (605) 595-4222 Email: zomer\_20@hotmail.com  
Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Property Owner: Darrin Zomer  
Mailing Address: 1719 Ethan Street  
City/State/Zip: Harrisburg, SD 57032  
Phone: (605) 595-4222 Email: zomer\_20@hotmail.com

*I/we hereby petition to change the zoning classification of the property.*

Legal Description: Lot 4, Block 6, Sunny Haven Estates

Property Owner Signature  Date 8-8-24

Please submit completed application, detailed plans, and non-refundable fee payment to City Hall,  
301 E. Willow Street, Harrisburg, SD 57032





301 E WILLOW STREET • PO BOX 26 • HARRISBURG SD • 57032  
PHONE: 605-743-5872

July 22, 2024

Dear Resident / Property Owner:

Subject: Rezoning

During the development of your property, the developer zoned your property R-2, Low Density Residential. The types of residential structures allowed in this zoning district include single-family detached dwellings, single-family attached dwellings, duplexes, triplexes, and quadplexes. The purpose, permitted & conditional uses, and the lot & yard regulations for this zoning district are in section 3.5 of the zoning ordinance at [https://harrisburgsd.gov/files/9217/0180/9301/Chapter\\_9.02\\_Zoning\\_Regulations\\_Effective\\_5-17-2023.pdf](https://harrisburgsd.gov/files/9217/0180/9301/Chapter_9.02_Zoning_Regulations_Effective_5-17-2023.pdf)

The city is proposing to rezone your property from the R-2 zoning district to the R-1, Single Family Detached Residential zoning district. The only residential structures allowed in the R-1 zoning district are single-family detached dwellings. The purpose, permitted & conditional uses, and the lot & yard regulations for this zoning district are in section 3.4 of the zoning ordinance.

The city's annual street maintenance and stormwater fees are based on the zoning of your property. These fees are calculated using a weighting factor. The weighting factor for property zoned R-2 is higher than the weighting factor for property zoned R-1. Consequently, the annual fees are higher in the R-2 zoning district than they would be if your property was zoned R-1.

The following table has the annual fees for a 15,380 square foot lot zoned R-1 and R-2. The annual fees for the lot zoned R-1 are \$269.01 less than the same lot zoned R-2.

Zoning	Street Maintenance Fee	Stormwater Fee	Total
R-2	\$517.82	\$259.54	\$777.36
R-1	\$335.32	\$173.03	\$508.35
<b>Savings</b>	\$182.50	\$86.51	<b>\$269.01</b>

Please review the attached information and if you have any questions and/or are interested in rezoning your property, please contact me at (605) 941-1139 or [chuwe@stockwellengineers.com](mailto:chuwe@stockwellengineers.com).

Thank you.

Chad J Huwe, Planning & Zoning  
City of Harrisburg

City of Harrisburg  
Notice of Public Hearing  
Planning Commission

Notice is given that the Planning Commission of the City of Harrisburg will hold a public hearing on October 8, 2024, at 6:00 p.m. or shortly thereafter at the Liberty School Board Room, 200 E Willow Street, Harrisburg, SD. The hearing is to receive public input on a request for a zoning amendment as follows:

Rezone Lot 8, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.008) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).

Rezone Lot 10, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.010) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).

Rezone Lot 11, Block 2, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.02.011) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).

Rezone Lot 2, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.002) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).

Rezone Lot 3, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.003) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).

Rezone Lot 7, Block 3, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.03.007) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).

Rezone Lot 3, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.003) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).

Rezone Lot 4, Block 4, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.04.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).

Rezone Lot 4, Block 6, Sunny Haven Estates Addition to the City of Harrisburg, (parcel 271.14.06.004) from Residential – Low Density (R-2) to Residential - Single-Family Detached (R-1).

The Planning Commission invites all interested people to attend and offer their comments. Those unable to attend may submit comments in writing, prior to the hearing, to: Harrisburg City Planning & Zoning Administrator, PO Box 26, Harrisburg, SD 57032. In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this hearing, please contact the City Planning & Zoning Administrator at (605) 767-5010. Anyone who is deaf, hard-of-hearing, or speech-disabled may use Relay South Dakota at (800) 877-1113 (TTY/Voice). Notification 48 hours prior to the hearing will enable the city to make reasonable arrangements to ensure accessibility to this hearing.

Chad Huwe  
City Planning & Zoning Administrator  
City of Harrisburg

Publish September 26, 2024

Published once at the approximate cost of \$ \_\_\_\_\_.





301 E WILLOW STREET • PO BOX 26 • HARRISBURG SD • 57032  
PHONE: 605-743-5872 • FAX: 605-743-2831

## Agenda Item Staff Report

Date: October 8, 2024  
To: Planning Commission  
From: Chad Huwe

---

**Agenda Item:**

**Resolution 2021 - XX. A resolution to approve a petition for annexation of certain property contiguous to the City of Harrisburg, Lincoln County, South Dakota, and an annexation agreement.**

Consent Agenda:  Business Item:

---

**Information:**

- The petitioner is Orchards Edge, LLC.
- This parcel is in the northwest corner of the intersection of Minnesota Avenue and Willow Street.
- The parcel is approximately 1 acre and is contiguous to the City of Harrisburg.
- The applicant has requested the land be zoned Agricultural A-1.

**Financial Considerations**

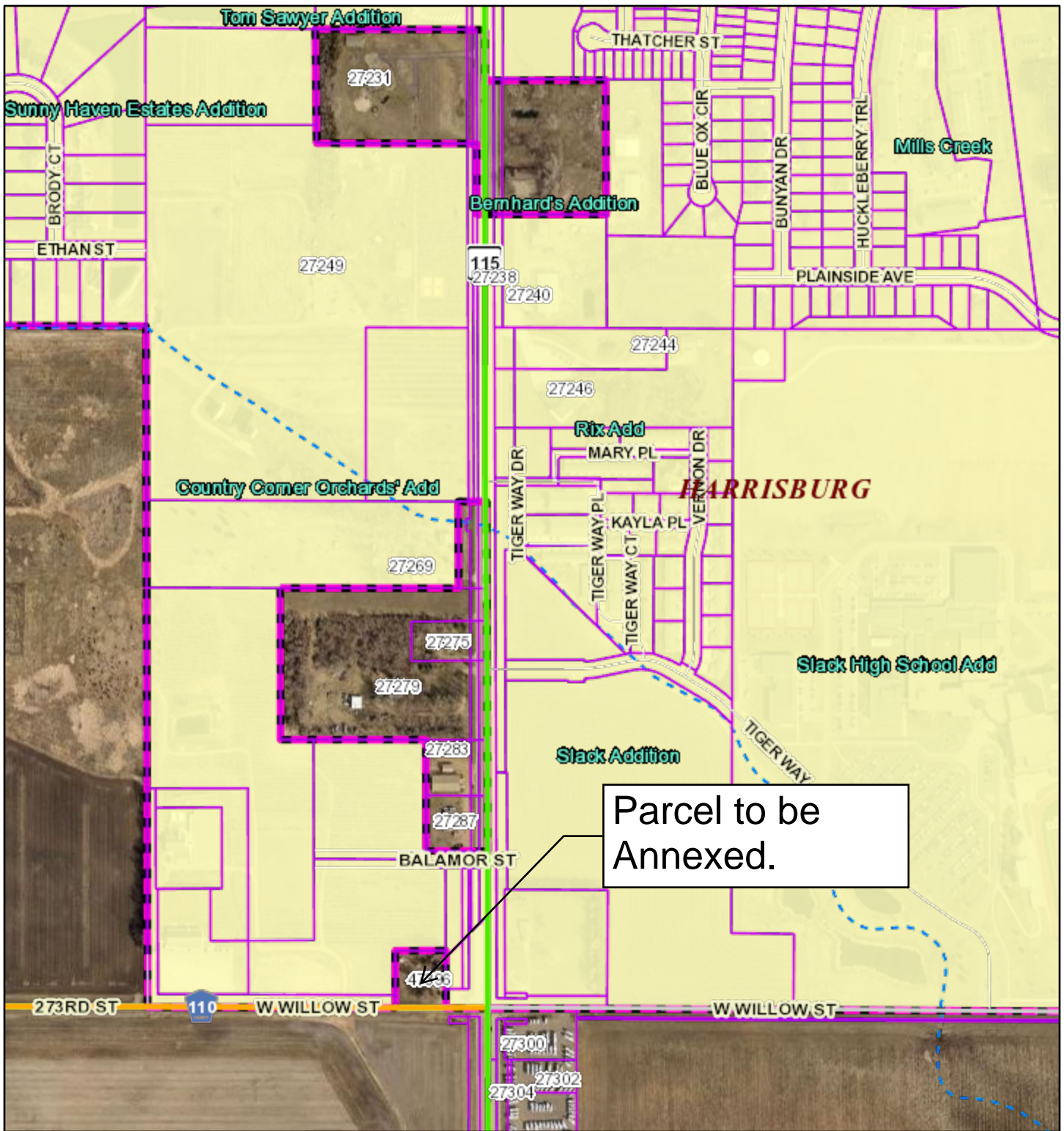
None.

**Attachments:**

Petition for Voluntary Annexation and map.

**Staff Recommendation:**

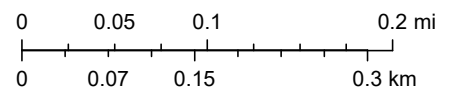
# Lincoln County Property Map



10/4/2024, 11:54:24 AM

1:9,028

- Town Border
- Plat
- Watercourse
- Parcel
- Perennial
- Town
- Intermittent
- Railroad



Maxar



**City of Harrisburg  
Planning Services**

301 East Willow Street  
Harrisburg, SD 57032  
Phone: (605) 767-5010

**PETITION FOR  
VOLUNTARY  
ANNEXATION**

We, the undersigned, hereby state that we constitute not less than three-fourths of the legal voters and further constitute the owners of not less than three-fourths in value of the within-described territory contiguous to the City of Harrisburg. We hereby petition the City Council of the City of Harrisburg to annex the following described territory pursuant to SDCL 9-4-1:

Legal description of property to be annexed: 47396 273rd St.

W 196.5' of E 361.5' of S 22.68' + Part of Tr  
1 SE 44 34 - 100 - 50

Proposed land use (zoning) of property to be annexed: A-2

Petitioner name: Orchards Edge LLC. Date: 9/30/2024

Petitioner address: 27240 SA Hwy 115, Harrisburg SD.

Signatures: Joseph Brumhard  
[Signature]

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**City of Harrisburg**  
**Building Permits Issued September 2024**

<b>Date</b>	<b>Permit #</b>	<b>Property Owner</b>	<b>Description of Project</b>	<b>Contractor</b>	<b>Total Valuation</b>	<b>Property Address</b>	<b>City</b>
9/3/2024	20240382	Johnson Development, LLC	New Single Family Home	GA Johnson Construction	1,529,000.00	413 Brody Court	Harrisburg
9/3/2024	20240394	Sorenson, Dillon & Samara	Fence	Complete Fence	23,550.00	252 Lydia Court	Harrisburg
9/3/2024	20240395	Barnett, Shawn & Alicia	Fence	Barnett, Shawn	8,000.00	504 Juniper Circle	Harrisburg
9/3/2024	20240396	Dahl, Randall & Robin	Mechanical	SoDak HVAC	1,530.00	800 Miah Street	Harrisburg
9/4/2024	20240392	Bowen, William	Fence	American Fence Company	10,700.00	509 Honeysuckle Drive	Harrisburg
9/4/2024	20240393	Wichers, Gary & Donna	Fence	American Fence Company	8,600.00	187 Thelma Avenue	Harrisburg
9/5/2024	20240399	Minton, Cassidy & Korissa	Deck	Minton, Cass	950.00	412 Macey Avenue	Harrisburg
9/6/2024	20240400	Thomas, Jared	Remodel	Thomas, Jared	3,000.00	211 Almond Avenue	Harrisburg
9/9/2024	20240404	Madsen, Michael & Lindsay	Remodel	Jongeling, Devon	3,200.00	109 E. Elm Street	Harrisburg
9/9/2024	20240380	Folkers, Brandon & Kelsey	Shed	Folkers, Brandon	2,500.00	803 E. Walnut Street	Harrisburg
9/9/2024	20240385	Schoeneman Bros Co.	Remodel	DK Contracting	52,668.00	516 N. Cliff Avenue	Harrisburg
9/9/2024	20240406	Busby, Tyler	Fence	Busby, Tyler	500.00	606 E. Walnut Street	Harrisburg
9/9/2024	20240403	Buttolph, Daniel	Reshingle	Wegner Roofing & Solar Corp.	11,163.00	904 Ash Grove Street	Harrisburg
9/9/2024	20240407	Case, Jake & Jenna	Fence	Case, Jake	10,000.00	442 Blue Ox Circle	Harrisburg
9/10/2024	20240409	Taylor, Zachary	Residential Reshingle	Alexander, Nathan	8,000.00	805 Chokecherry Street	Harrisburg
9/10/2024	20240346	Bauermeister, Guy	Fence	American Fence Company	14,000.00	122 Atlantic Circle	Harrisburg
9/10/2024	20240410	Fahl, Cameron & Shealeena	Fence	McAllister, Rowdy	9,000.00	629 Hillside Street	Harrisburg
9/10/2024	20240405	Hash, Alexander & Taylar	Lower Level Finish	Hash, Alexander	10,000.00	726 Prairieside Trail	Harrisburg
9/10/2024	20240408	Neth, Roger	Residential Reshingle	Woods Roofing, inc.	26,583.00	205 E. Willow Street	Harrisburg
9/10/2024	20240413	Vandenhemel, Seth	Residential Reshingle	Woods Roofing, inc.	11,835.00	915 Woodmont Avenue	Harrisburg
9/11/2024	20240414	Nyenhuis, Connie	Front Porch	Bouwman, Derrick	4,000.00	704 S. Shebal Avenue	Harrisburg
9/12/2024	20240412	Hofer, Calvin	Lower Level Finish	Hofer, Calvin	15,000.00	413 Thelma Avenue	Harrisburg
9/13/2024	20240415	Baldoni, Susan	Fence	Complete Fence	5,796.00	1004 Ash Grove Street	Harrisburg
9/16/2024	20240411	Hofer, Calvin	Shed	Hofer, Calvin	1,000.00	413 Thelma Avenue	Harrisburg
9/16/2024	20240420	Huls, Randy & Amy	Fence	Empire Fence	20,098.00	220 Lydia Court	Harrisburg
9/16/2024	20240383	Select Builders, Inc.	New Single Family Home	Select Builders, Inc.	300,000.00	915 Birch Street	Harrisburg
9/16/2024	20240384	Select Builders, Inc.	New Single Family Home	Select Builders, Inc.	300,000.00	911 Birch Street	Harrisburg
9/16/2024	20240386	Select Builders, Inc.	New Single Family Home	Select Builders, Inc.	300,000.00	907 Birch Street	Harrisburg
9/16/2024	20240387	Select Builders, Inc.	New Single Family Home	Select Builders, Inc.	300,000.00	903 Birch Street	Harrisburg
9/16/2024	20240388	Select Builders, Inc.	New Single Family Home	Select Builders, Inc.	300,000.00	902 Birch Street	Harrisburg
9/16/2024	20240389	Select Builders, Inc.	New Single Family Home	Select Builders, Inc.	300,000.00	906 Birch Street	Harrisburg
9/16/2024	20240390	Select Builders, Inc.	New Single Family Home	Select Builders, Inc.	300,000.00	910 Birch Street	Harrisburg
9/16/2024	20240391	Select Builders, Inc.	New Single Family Home	Select Builders, Inc.	300,000.00	914 Birch Street	Harrisburg
9/17/2024	20240398	Harrisburg School District	Non-Residential Accessory Structure	Wynia, Derek	35,000.00	1300 Willow Street	Harrisburg
9/17/2024	20240416	TD Custom Homes	New Single Family Home	TD Custom Homes	790,000.00	1805 Ethan Street	Harrisburg
9/20/2024	20240424	3H Properties	Lower Level Finish	3H Properties, LLC	50,000.00	815 Yuzina Avenue	Harrisburg
9/20/2024	20240425	Boyer, Marshall	Residential Reshingle	Stockland Contracting	12,382.00	704 Laura Street	Harrisburg
9/20/2024	20240426	3H Properties	Fence	Acreage Fence	7,500.00	815 Yuzina Avenue	Harrisburg
9/20/2024	20240427	Wodzinski, Pete	Remodel (Door Replacement)	Wodzinski, Pete	500.00	506 Pennsylvania Avenue	Harrisburg
9/24/2024	20240397	Creekside Plaza 2, LLC	Tenant Finish, Suite 2 & 3 (Domino's)	Rockford Contractors	250,000.00	251 N. Cliff Avenue, Suite 2 & 3	Harrisburg
9/24/2024	20240431	Thiner, Natasha	Deck	Cowles home Improvement, Inc.	8,400.00	600 Kent Street	Harrisburg
9/24/2024	20240417	D7 5, LLC	Freestanding Sign	Customeyez Signs	3,500.00	102 N. Cliff Avenue	Harrisburg
9/24/2024	20240418	D7 5, LLC	Wall Sign (4)	Customeyez Signs	3,500.00	102 N. Cliff Avenue	Harrisburg
9/24/2024	20240429	Carrizales, Regan	Lower Level Finish	M & A Remodeling & Handyman	40,000.00	621 Prairieside Trail	Harrisburg

9/25/2024	20240432	Wallenstein, Braedon & Rachel	Fence	American Fence Company	3,900.00	409 Lien Avenue	Harrisburg
9/25/2024	20240434	Sacipovic, Nedzad	Fence	JR Construction	16,000.00	505 Hillside Street	Harrisburg
9/26/2024	20240435	LT Companies, Inc.	Fence	Acreage Fence	7,000.00	811 Melissa Avenue	Harrisburg
9/26/2024	20240237	Roths, Lori - Living Trust	Accessory Structure	McCoy Construction, Inc.	800,000.00	27180 473rd Avenue	Harrisburg
9/27/2024	20240437	Diversified Properties	Approach Permit	McLaury, James	-	100 E. Elm Street	Harrisburg
9/30/2024	20240430	Shalom Lutheran Church	Mechanical	Ackerman Heating & A/C, Inc.	6,000.00	1000 E. Maple Street	Harrisburg
9/30/2024	20240436	Arp, Sarah	Accessory Structure	Huggins, Bruce	6,000.00	902 Ash Grove Street	Harrisburg
9/30/2024	20240421	Berens, Lyle	New Single Family Home	Berens, Lyle	400,000.00	847 Melissa Avenue	Harrisburg
9/30/2024	20240419	Martin, Michael	Residential Reshingle	Trumm Exteriors	11,327.00	1009 Ash Grove Street	Harrisburg
9/30/2024	20240440	Easterby, Marcus	Lower Level Finish	Easterby, Marcus	1,500.00	807 Chokecherry Street	Harrisburg

**City of Harrisburg**  
Month-by-Month Comparison

	January			February			March			April			May		
	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024
New Homes	7	1	0	7	1	10	25	2	6	23	16	10	8	9	4
Finish Lower Level	12	4	5	9	8	5	9	6	3	2	2	6	5	3	7
Fence	0	0	0	1	0	2	6	0	9	12	12	16	10	19	30
Commerical/Industrial		3	1		0	2		2	2		0	6		2	4
Other	16	0	2	6	5	3	19	16	12	20	52	19	66	71	23
<b>Total Permits</b>	<b>35</b>	<b>8</b>	<b>8</b>	<b>23</b>	<b>14</b>	<b>22</b>	<b>59</b>	<b>26</b>	<b>32</b>	<b>57</b>	<b>82</b>	<b>57</b>	<b>89</b>	<b>104</b>	<b>68</b>
<b>Running Total</b>	<b>35</b>	<b>8</b>	<b>8</b>	<b>58</b>	<b>22</b>	<b>30</b>	<b>117</b>	<b>48</b>	<b>62</b>	<b>174</b>	<b>130</b>	<b>119</b>	<b>263</b>	<b>234</b>	<b>187</b>

	June			July			August			September			October		
	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024
New Homes	5	11	9	12	9	6	19	4	2	6	9	11	7	15	
Finish Lower Level	2	2	2	5	2	3	2	5	2	6	2	5	5	1	
Fence	12	11	14	8	11	10	8	12	11	9	5	14	7	7	
Commerical/Industrial		0	4		0	7		2	8		1	4		3	
Other	44	33	16	148	35	16	151	30	25	99	13	20	69	14	
<b>Total Permits</b>	<b>63</b>	<b>57</b>	<b>45</b>	<b>173</b>	<b>57</b>	<b>42</b>	<b>180</b>	<b>53</b>	<b>48</b>	<b>120</b>	<b>30</b>	<b>54</b>	<b>88</b>	<b>40</b>	
<b>Running Total</b>	<b>326</b>	<b>291</b>	<b>232</b>	<b>499</b>	<b>348</b>	<b>274</b>	<b>679</b>	<b>401</b>	<b>322</b>	<b>799</b>	<b>431</b>	<b>376</b>	<b>887</b>	<b>471</b>	

	November			December		
	2022	2023	2024	2022	2023	2024
New Homes	0	5		2	1	
Finish Lower Level	5	6		3	6	
Fence	2	7		1	2	
Commerical/Industrial		3			0	
Other Permits	13	15		8	5	
<b>Total Permits</b>	<b>20</b>	<b>36</b>		<b>14</b>	<b>14</b>	
<b>Running Total</b>	<b>907</b>	<b>507</b>		<b>921</b>	<b>521</b>	



	Permitted New Homes		
	2022	2023	2024
January	7	1	0
February	7	1	10
March	25	2	6
April	23	16	10
May	8	9	4
June	5	11	9
July	12	9	6
August	19	4	2
September	6	9	11
October	7	15	
November	0	5	
December	2	1	
<b>TOTAL</b>	<b>121</b>	<b>83</b>	<b>58</b>